143.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,400 / 899,400
					USE VALUE:	899,400 / 899,400
					ASSESSED:	899,400 / 899,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASKIND DAVID LEE--ETAL
Owner 2:	PASKIND ADRIENNE KERTES
Owner 3:	
Street 1:	38 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,778 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 2522 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5778.000	424,700		474,700	899,400
Total Card	0.133	424,700		474,700	899,400
Total Parcel	0.133	424,700		474,700	899,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.69 | /Parcel: 356.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92875
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,800	0	5,778.	474,700	899,500	899,500	Year End Roll	12/18/2019
2019	101	FV	316,200	0	5,778.	445,000	761,200	761,200	Year End Roll	1/3/2019
2018	101	FV	268,700	0	5,778.	367,900	636,600	636,600	Year End Roll	12/20/2017
2017	101	FV	268,700	0	5,778.	338,200	606,900	606,900	Year End Roll	1/3/2017
2016	101	FV	268,700	0	5,778.	308,500	577,200	577,200	Year End	1/4/2016
2015	101	FV	254,100	0	5,778.	302,600	556,700	556,700	Year End Roll	12/11/2014
2014	101	FV	254,100	0	5,778.	281,200	535,300	535,300	Year End Roll	12/16/2013
2013	101	FV	254,100	0	5,778.	267,600	521,700	521,700		12/13/2012

!11117!

PRINT

Date	Time
12/11/20	01:19:22

LAST REV

Date	Time
07/25/18	14:35:42
apro	
11117	

USER DEFINED

Prior Id # 1:	92875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15393-375		1/1/1984		96,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	604	Inter Fi	108,925	O				
11/1/2016	1332	Re-Roof	6,500	C				
10/11/1994	530		28,000					ADD DORMER-REM ATT

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
5/6/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778		Sq. Ft.	Site		0	80.	1.03	9									474,674						474,700	

Total AC/HA: 0.13264 | Total SF/SM: 5778 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,674 | Spl Credit | Total: 474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16070032
Const Adj.:	0.98794085
Adj $ / SQ:	149.071
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476087
Depreciation:	51417
Depreciated Total:	424670

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

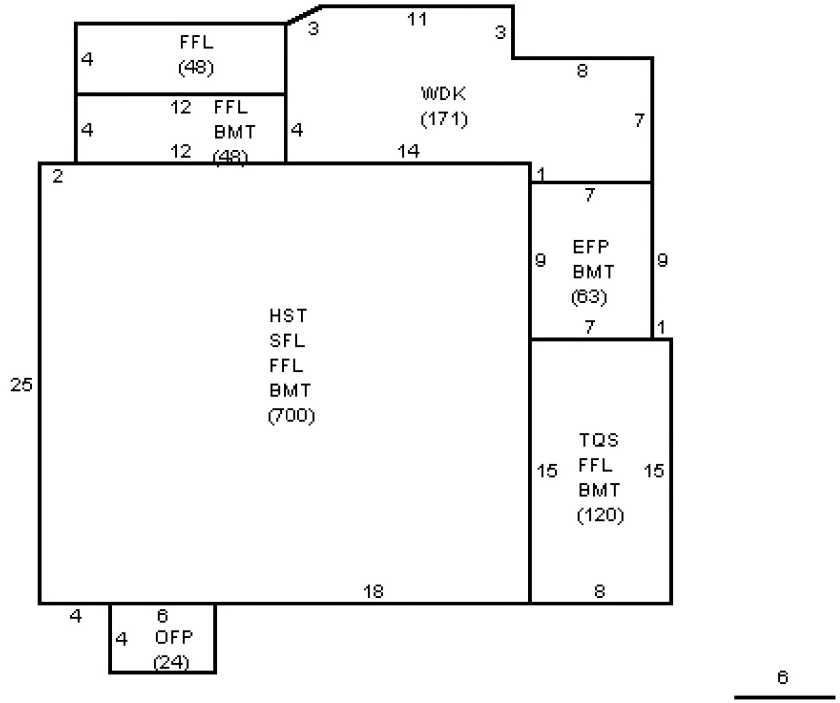
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.07
Special Features:	0	Val/Su Net:	130.88
Final Total:	424700	Val/Su SzAd	206.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	931	59.260	55,167
FFL	First Floor	916	149.070	136,549
SFL	Second Floor	700	149.070	104,350
HST	Half Story	350	149.070	52,175
WDK	Deck	171	11.710	2,002
TQS	3/4 Story	90	149.070	13,416
EFP	Enclos Porch	63	69.590	4,384
OFP	Open Porch	24	43.470	1,043
	Net Sketched Area:	3,245	Total:	369,086
Size Ad	2056	Gross Are	3625	FinArea 2522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	